

R 1039
CL



GETTLER-RYAN INC.

Alameda County
NOV 05 2002
Environmental Health

October 31, 2002

Mr. Don Hwang
Alameda County Health Care Services
1131 Harbor Bay Parkway
Alameda, California 94501

Subject: Follow up on Approved Non-Attainment Area Management Plan and Site Closure Status at the Tosco Service Station No. 6277, 15803 East 14th Street, San Leandro, California

Dear Mr. Hwang:

Gettler-Ryan Inc. (GR) has prepared this letter on behalf of Tosco Corporation (Tosco) a subsidiary of ConocoPhillips, to follow up with the status of site closure consideration. A Non-Attainment Area Management Plan dated January 10, 1996 was submitted to the Alameda County Health Cares Services (ACHCS) by Pacific Environmental Group (PEG) with a proposed plan and time consideration for site closure. Kaprealian Engineering inc. (KEI) prepared a report dated October 17, 1996 documenting the observations and soil analytical data in association with a product piping and dispenser island replacement. The later report recommended no further action based on a review of the analytical data. Based on the approved Non-Attainment Area Management Plan, this site should have been reviewed and consideration for site closure by 2000.

At this time, GR and Tosco are requesting the closure status for this site. It is GR and Tosco's desire to complete the site closure process and destroy the remaining monitoring wells located at the site.

If you have any questions or desire additional information, please call David J. Vossler at 707-789-3252.

Sincerely,
Gettler-Ryan Inc.

David J. Vossler
Project Manager

Cc; Mr David B. DeWitt, ConocoPhillips, San Ramon, California
Ms. Deanna Harding, Gettler-Ryan Inc. Groundwater Sampling Manager

LOP - CHANGE RECORD REQUEST FORM

printed:
04/21/2000

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 2422 LOC:
 SITE NAME: Bay Fair Unocal Ss #6277 DATE REPORTED : 03/27/1989
 ADDRESS : 15803 E 14th St DATE CONFIRMED: 03/27/1989
 CITY/ZIP : San Leandro 94578 MULTIPLE RPs : Y

SITE STATUS

 CASE TYPE: 0 CONTRACT STATUS: 4 PRIOR CODE:1C3 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 03/03/1992
 PRELIMINARY ASMNT: U DATE UNDERWAY: 06/26/1989 DATE COMPLETED:
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/10/1992
 LUFT FIELD MANUAL CONSID: 3HSAWG
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : 03/13/1989 REMEDIAL ACTIONS TAKEN: ED,ET

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: Mathew & Ella Coelho
 COMPANY NAME:
 ADDRESS: 18616 Hwy 33 East
 CITY/STATE: Dos Palos CA 93620-9620

RP#2-CONTACT NAME: Dave Camille
 COMPANY NAME: Unocal Corporation Po Box 5155
 ADDRESS: 2000 Crow Canyon Pl., 400
 CITY/STATE: San Ramon, Ca 94583

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only

Case Progress Changes

ANNPMS _____ LOP _____ DATE _____

LOP _____ DATE _____

OR, if SITE has no name filled in
 - Default name on letter = TP

EXAMPLES:

Initial Site Table InspInit Value =====	InspInit Value Typed in Reimb.cmd =====	Update SITE? =====	Printed Name on letter =====	Resulting Site Table InspInit Value =====
SH	XX (invalid)	no	SH	SH
SH	" " (blanks)	no	SH	SH
SH	-0- (null)	no	SH	SH
SH	SS (valid*)	yes	SS	SS
-0-	XX	no	TP	-0-
-0-	" "	no	TP	-0-
-0-	-0-	no	TP	-0-
-0-	SS (valid)	yes	SS	SS
-0-	TP (default init)	no	TP	-0-

* "Valid" means InspInit is found in the Employee table, along with the complete name spelled out.

ALAMEDA COUNTY - DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION

09/24/1999

LIST OF RESPONSIBLE PARTIES FOR

SITE	StID: 819 City of Paris Cleaning & Dyeing 3516 Adeline St Oakland, CA 94608	Date First Reported 10/04/1990 Substance: Gasoline Petroleum (X) Yes Source: F
------	--------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------

Ms. Leah Champion

P.O. Box 489
Moss Beach CA 94038

Responsible Party #1 Property Owner

Mr. Frank Champion
And Ms. Lynda Champion
9441 Laguna Lake Way
Elk Grove, California 95758
(916) 684-2993

Responsible Party #2 Contact Person Contact Company

Mr. Don Rotocil
Current Property Owner
2200 Browning Street
Berkeley, C A 94702
(510) 526-0887

Responsible Party #3 Contact Person Contact Company



2000 Crow Canyon Place
Suite 400
San Ramon, CA 94583
925.277.2305
fax: 925.277.2361

**Environmental
Compliance
Department**

January 20, 2000

Mr. Scott Seery
Alameda County Health Care Services – EHS
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: Request for data
Tosco/76 Products Service Station # 6277
15803 E. 14th Street
San Leandro, CA

Dear Mr. Seery:

This letter is in response to yesterday's telephone conversation with regard to the disposition of soil and water from this site. Invoices show the following dates:

Soil Disposal

- Casmalia Landfill: 4-14-89 162 tons
- Redwood Landfill: 4-4-89 through 4-18-89 1000 yds³
- Petroleum Waste: 5-18-89 218 tons
- City of Mountain View Dump: 9-5-89 through 5-11-89 1060 yds³
- GSX: 11-1-89 2.4 ~~tons~~ tons

- GSX: 4-13-90 through 4-16-90 673 tons

Water disposal:

H&H Environmental Services: 3-21-89 and 4-2-90 through 4-5-90

Please call me at 925-277-2384 if I can be of further help.

Sincerely,

David B. De Witt
Environmental Project Manager

ENVIRONMENTAL
PROTECTION

00 JAN 24 AM 10: 02



2000 Crow Canyon Place
Suite 400
San Ramon, CA 94583
925.277.2305
fax. 925.277.2361

**Environmental
Compliance
Department**

January 12, 2000

Mr. Scott Seery
Alameda County Health Care Services -- EHS
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: Request for data
Tosco/76 Products Service Station # 6277
15803 E. 14th Street
San Leandro, CA

Dear Mr. Seery:

As requested, I have been reviewing the files of this site to determine the disposition of tanks, lines, soil and water from this site during the tank replacement project in 1989 in an effort to close this site. I will summarize what I have been able to find out in "bullet" form. I should point out that I was able to view records from Unocal, but they are not complete. Attempts to find the tank records have not been successful to date (we only have environmental files).

- Unocal Corporation contracted Paradiso Construction of San Leandro, CA in 1989 to perform the tank replacement. This project would have been conducted under Unocal's Engineering and Construction Department of the Retail Marketing Group, then located in Walnut Creek, CA. While I do not have copies of the specific work orders, our (Unocal's) contract specifically directed the contractor to utilize either Erickson Services (now ECI) of Richmond or H&H Environmental Services of San Francisco, located in China Basin, (now out of business) for tank and line disposal. Based upon the site location, the tanks and lines most likely went to Erickson for disposal.
- Over-excavation at the site consisted of two separate episodes. The excavation during the tank removal process and excavation of a new tank pit resulted in the generation of a considerable amount of contaminated soil (approximately 218 tons of non-hazardous waste oil soil), shipped to Petroleum Waste, Inc. in Buttonwillow, CA (now SafetyKleen Corporation) under manifest M-392. Additional gasoline contaminated soil (approximately 2.4 tons) was shipped to GSX Services, also in Buttonwillow under waste profile G905. 162 tons of waste oil soil was shipped to Casmalia Landfill. The remainder of the soil was shipped to Redwood Landfill, Novato, CA (1000 yds of Class III) and the City of Mountain View Dump (1060 yds) for disposal. In 1990, an additional 673 tons of petroleum impacted soil was removed and shipped to GSX Services in Buttonwillow.
- Water was removed from the tank pits in two separate instances. During the initial phase of work approximately 5000 gallons of contaminated water was pumped from the pit. At that time, Unocal was using H&H Environmental Services for water disposal. Manifests show the water was taken to H&H Environmental Services for disposal at their facility. In 1990,

218 tons
2.4 "
162 "
673 "
1000 yds
1060 "

5000 gals
14,500 "

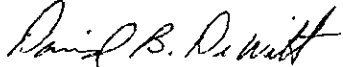
dates?

following the second period of excavation, nearly 14,500 gallons of contaminated water was removed from the second excavation. Again, the water went to H&H Environmental Services for disposal.

I apologize that our tank records are so incomplete; however, it was noted that more recent requirements for reporting have significantly improved our ability to track our waste streams.

Please call me at 925-277-2384 if I can be of further help.

Sincerely,

A handwritten signature in cursive script that reads "David B. De Witt".

David B. De Witt
Environmental Project Manager

00 JAN 14 PM 3:52
PROTECTION
INTERNATIONAL



2000 Crow Canyon Place
Suite 400
San Ramon, CA 94583
925.277.2305
fax: 925.277.2361

**Environmental
Compliance
Department**

LIST OF LANDOWNERS FORM

Name of Local Agency: Alameda County – Environmental Health Services
Street Address: 1131 Harbor Bay Parkway, Suite 250
City: Alameda, CA 94502-6577

SITE ADDRESS

Name: 76 Products Service Station #6277
Address: 15803 East 14th Street
San Leandro, CA

CURRENT RECORD FEE TITLE OWNERS

Owner: Mathew and Ellamae Coelho
Address: 18616 Hwy 33
Dos Palos, CA 93620-9620

In accordance with section 25297.15(a) of Chapter 6.7 of the Health and Safety Code, I certify the above listed fee title owner and their mailing addresses are true and correct to the best of my knowledge.

Sincerely,

A handwritten signature in black ink, appearing to read "David B. De Witt".

David B. De Witt
Environmental Project Manager

99 MAY 19 PM 4: 35
ENVIRONMENTAL
PROTECTION

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

May 4, 1999

STID 2422

Mr. David DeWitt
Tosco Marketing Company
2000 Crow Canyon Place, Ste. 400
San Ramon, CA 94583

RE: Unocal Service Station #6277, 15803 E. 14th Street, San Leandro

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. DeWitt:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 15803 E. 14th Street, San Leandro

May 4, 1999

Page 2 of 2

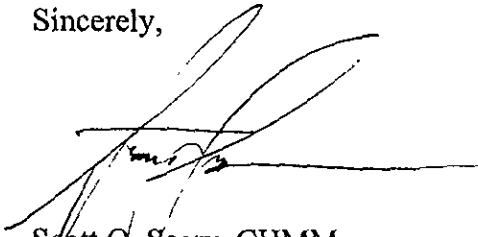
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6783 should you have any questions about the content of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery", is written over a horizontal line. The signature is stylized and somewhat cursive.

Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR *(Site Name and Address)*

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

STID 2422

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

February 20, 1996

Mr. David J. Camille
Unocal Corporation
2000 Crow Canyon Place, Suite 400
P. O. Box 5155
San Ramon, CA 94583

RE: UNOCAL, 15803 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Camille,

This letter follows review of the case file for this site, up to and including the February 5, 1996 MPDS Services "Semi-Annual Data Report". This letter is in response to the changing regulations resulting from Senate Bill 1764 (and the SB1764 Scientific Advisory Committee). In response to the October 16, 1995-Lawrence Livermore National Laboratory (LLNL) Study entitled "Recommendations To Improve the Cleanup Process for California's Leaking Underground Fuel Tanks", the California Regional Water Quality Control Board (RWQCB) issued its December 8, 1995 "Interim Guidance on Required Cleanup at Low Risk Fuel Sites". This document was further modified by the January 5, 1996-RWQCB "Supplemental Instructions" guidance recommended for use in regulating low-risk sites. These guidance documents concur with the findings and conclusions of the LLNL Study, which recommended that fuel sites be treated differently and less stringently than solvent sites. The study also concluded that most fuel sites fall into the low-risk category, for which source removal and passive remediation are adequate.

In order for your site to fall into the "Low Risk Groundwater Case" the following definitions must apply:

- 1) The leak has been stopped and ongoing sources, including free product, have been removed or remediated.
- 2) The site has been adequately characterized.
- 3) The dissolved hydrocarbon plume is not migrating.
- 4) No water well, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted.
- 5) The site presents no significant risk to human health.
- 6) The site presents no significant risk to the environment.

Mr. David J. Camille
RE: 15803 East 14th Street
February 20, 1996
Page 2 of 2

At this time more information is needed to adequately characterize the above referenced site so as to make an accurate determination whether this site can be defined as a "Low Risk Groundwater Case". The additional information required pertains to definition 3) **The hydrocarbon plume is not migrating**. And is passive bioremediation a viable remedial alternative?

This required information could be collected by performing a rapid site assessment to determine the extent of the benzene groundwater plume down gradient of monitoring well MW-1. In addition, documenting the levels of dissolved oxygen in both the up-gradient and down-gradient directions from monitoring well MW-1 would provide the needed information to determine whether passive bioremediation is a viable remedial alternative.

This information would be sufficient to make an acceptable determination whether this site can be defined as a "Low Risk Groundwater Case". If so, I feel that this site would qualify for case closure with the Regional Water Quality Control Board.

Should you have any questions concerning this matter, please feel free to contact me at (510)567-6880.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Thomas Peacock, LOP Manager--files
Gil Jensen, Alameda County District Attorneys Office
Mike Bakaldin, San Leandro Hazardous Materials Program
Kevin Graves, RWQCB

BK

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

February 6, 1996

Alameda County Environmental Health Dept.
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510)567-6700 fax: (510)337-9335

Lincoln Properties Company
101 Lincoln Centre Drive
Foster City, CA 94404

Attn: John McMorrow

RE: HAMLET APARTMENTS, 1319 - 159TH AVENUE, SAN LEANDRO
(UNINCORPORATED), ALAMEDA COUNTY

Dear Mr. McMorrow:

This letter is in response to a January 30, 1996 request from Mr. Brett Bovee of ATC Environmental, Inc. (ATC) that this agency consider sampling data and historic property use information as it relates to the presence of specific halogenated volatile organic compounds (HVOC) in ground water sampled from wells located at the subject site. Mr. Bovee further requests that this agency present its opinion regarding the potential that activities occurring at the subject site prior to the construction of the Hamlet Apartments could have been the source of or contributed to the presence of the noted HVOCs in sampled ground water.

For your information, during the course of the underground storage tank (UST) leak investigation at the adjoining Unocal service station, 15803 E. 14th Street, two monitoring wells, designated MW-5 and MW-6, were constructed on the Hamlet Apartment property. Because components of motor vehicle fuel and certain HVOCs were detected historically in ground water sampled from each of the wells on the Unocal site, both fuel components and HVOCs were sought in samples drawn from wells MW-5 and -6 during the April 1993 sampling event. Tetrachloroethylene (also known as perchloroethylene, or PCE), a HVOC and common commercial drycleaning solvent, was detected in the samples from both MW-5 and -6. HVOCs have not been sought in either well since; analysis for HVOC still occurs annually in samples drawn from Unocal well MW-3, only.

In the May 10, 1993 Kaprealian Engineering, Inc. (KEI) report entitled "Continuing Soil and Ground Water Investigation and Quarterly Report," submitted on behalf of Unocal Corporation, KEI discusses past uses of the Unocal property prior to the site's development as a retail service station with respect to possible sources of HVOCs encountered in sampled ground water. KEI

Mr. John McMorrow
RE: Hamlet Apts., 1319-159th Ave., San Leandro
February 6, 1996
Page 2 of 3

concluded that "...at least part of the [HVOC] contamination at the Unocal site could be due to an unidentified source located upgradient of the [Unocal] site.." or is a part of a "regional" plume, referring to the ongoing Central San Leandro study being conducted by Cal EPA Department of Toxic Substances Control (DTSC). (Note: Both the subject and Unocal sites lie outside the current DTSC study area.)

In the January 27, 1996 ATC report entitled "Historical Assessment, Hamlet Apartments, 1319 159th Avenue, San Leandro, California," ATC writes that they discovered no evidence suggesting that past uses of the subject property could have contributed to the PCE discovered in wells MW-5 and -6. Further, ATC indicates that HVOCs identified in ground water sampled from wells located on the subject and Unocal sites are from an upgradient source. ATC's conclusions appear to be predominantly based on review of historical documents, including, but not necessarily limited to: aerial photographs, building permits, and chain-of-title records, as well as a personal interview with a nearby, long-term business owner.

In a March 27, 1992 report published by the Central Valley Regional Water Quality Control Board (RWQCB) entitled "Dry Cleaners - A Major Source of PCE in Ground Water," the authors discuss the results of a comprehensive investigation into the presence of significant concentrations of PCE and related compounds in ground water sampled from wells located in 7 central valley cities. The RWQCB concludes that data accumulated during their investigation strongly indicate that *leakage through sewer lines serving dry cleaners* has resulted in the presence of PCE in ground water within those cities.

Review of sampling data for wells located at the Unocal site indicates the highest historic concentrations of HVOCs, particularly PCE, are in samples collected from well MW-3. Ground water flow calculations from elevation data collected from wells between the years 1990 and 1995 show a predominant flow ranging from north to northwest. Gradient has been calculated as 0.002 ftft^{-1} or less, essentially flat, or "stagnant."

These data suggest that well MW-3 is: 1) closer to the source of the detected HVOCs than are the remaining wells in the network, or 2) in closer proximity to, or in better communication with, preferential contaminant migration pathways than are the remaining wells in the network. As was illustrated in the cited Central Valley RWQCB study, sewer lines and their (often) more permeable backfill materials present very favorable preferential

Mr. John McMorrow
RE: Hamlet Apts., 1319-159th Ave., San Leandro
February 6, 1996
Page 3 of 3

pathways for distribution of pollutants away from a source. Pollutant distribution from a particular source may even advance under such circumstances in directions which are *inconsistent* with calculated ground water flow directions.

This agency has not, to date, been presented with data of an evidentiary nature which would suggest that historic activities at the subject site are the source of, or contributed to, the presence of HVOCs in ground water identified during the UST leak investigation at the adjoining Unocal service station. On the contrary, there is a body of evidence (i.e., Central Valley RWQCB study) suggesting a fairly widespread occurrence of PCE in ground water from multiple potential sources as a result of leaking sewer lines.

In summary, based solely on the information made available to us by others, and as presented in the foregoing discussion, this agency does not have cause at this time to consider historic uses of the subject property as contributing to the presence of HVOCs in ground water below and adjacent to the subject site. Our position is subject to revision upon receipt of additional information or any other material change in circumstances indicating that there was an activity occurring at the subject site which contributed to the presence of the noted HVOCs.

Please call me at 510/567-6783 should you have any questions regarding the content of this letter.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Jun Makishima, Acting Director
Dale Klettke, ACDEH
Kevin Graves, RWQCB
Jacinto Soto, DTSC
David Camille, Unocal Corporation
Brett Bovee, ATC Environmental, Inc.

DK

ATC Environmental Inc.

Fax Transmittal

6666 Owens Drive
Pleasanton, California 94588
(510) 460-5300 • FAX (510) 463-2559

DATE: 1-31-96 TIME: _____

TO: SCOTT SEERY FAX NO.: 337 9335

COMPANY: ALAMEDA COUNTY DEPT. OF ENV. HEALTH

NUMBER OF PAGES TO FOLLOW: 1

MESSAGE: _____

SCOTT,

ANY HELP THAT YOU COULD
PROVIDE WILL BE APPRECIATED.

THANK YOU,

Jim Jones

CONFIDENTIAL:	Yes _____	No _____
URGENT DELIVERY REQUESTED:	Yes <input checked="" type="checkbox"/>	No _____
REPLY REQUESTED:	Yes _____	No _____

DELIVER CC TO: _____

Thank you,

Jim Jones
Signature

ATC ENVIRONMENTAL INC.

January 30, 1996

Mr. Scott Seery
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

RE: HAMLET APARTMENTS
1319 159th Avenue
San Leandro, CA

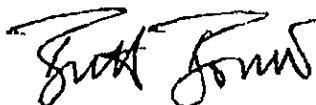
Mr. Seery:

I am writing in response to our previous phone conversations in which we discussed the possibility of the Alameda County Department of Environmental Health (ACDEH) writing a letter to Lincoln Properties Company stating that based on the information provided by ATC Environmental Inc. (ATC) the ACDEH believes that it is unlikely that the Subject Property referenced above could be the source or contributed to the solvent contamination found at the Subject Property in MW5 and MW6 on April 2, 1993 during a quarterly sampling for the Unocal service station at 15801 East 14th Street.

Upon a closer look at the data relating to the previous sample results for the Unocal service station, it appears that MW5 and MW6 were only sampled once for solvents on April 2, 1993, and that the other monitoring wells (MW1 through MW4) were not sampled for solvents on this date. Based upon the closest date in which MW1 through MW4 were sampled for solvents (January 29, 1993), the levels of contamination for Tetrachloroethene ranged from MW1=300ppb; MW2A=140ppb; MW3=980ppb; and MW4=950ppb compared to MW5 and MW6 having 190ppb and 71ppb respectively, approximately 2 months later.

Based upon the sampling data, the historical use of the Hamlet Apartments, the wide spread solvent contamination throughout the San Leandro area and the documented groundwater flow direction, I would like to request a letter on behalf of Lincoln Properties Company from the ACDEH stating your opinions on this matter.

Sincerely,
ATC Environmental Inc.



Brett L. Bovee
Technical Development



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 2422

August 9, 1995

Mr. David J. Camille
Unocal Corporation
2000 Crow Canyon Place, Suite 400
P. O. Box 5155
San Ramon, CA 94583

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

RE: UNOCAL, 15803 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Camille,

This letter follows review of the case file for this site, up to and including the July 14, 1995 MPDS Services quarterly monitoring report. This correspondence is in specific regards to the draft version of the "Non-Attainment Area Management Plan" (NAA Plan), prepared by Pacific Environmental Group, Inc., dated November 7, 1994. Proposed revisions to this NAA Plan were discussed during a meeting in late 1994 with Scott Seery of this office and Kevin Graves of the San Francisco Bay Regional Water Quality Control Board (RWQCB). As per a telephone conversation on August 8, 1995 between myself and Michael Hurd, CEG, of Pacific Environmental Group, Inc., the following concerns were reiterated:

- There is a need for an additional groundwater monitoring well down gradient of MW-1
- Recently requested reductions in the well sampling frequencies need to be incorporated into the revised NAA plan

These are just a couple of the items which were discussed during the late 1994 meeting. Mr. Hurd informed me that the NAA Plan was being revised, and was presently being reviewed by your company.

Please submit the revised NAA management plan as soon as it has been completed. We will be conferring with the RWQCB during its review to ensure adherence with the NAA objectives.

I have recently taken over management of this case from Scott Seery of this office. Should you have any questions concerning this matter, please feel free to contact me at (510)567-6880.

Sincerely,

A handwritten signature in black ink that reads "Dale Klettke".

Dale Klettke, CHMM
Hazardous Materials Specialist

Mr. David J. Camille
RE: 15803 East 14th Street
August 9, 1995
Page 2 of 2

c: Thomas Peacock, Acting Chief, Hazardous Materials Division--files
Gil Jensen, Alameda County District Attorneys Office
Ed Laudani, Alameda County Fire Department
Kevin Graves, RWQCB

MONITORING
PURGING
DISPOSING
SAMPLING

MPDS SERVICES, INCORPORATED

ENVIRONMENTAL
DIVISION

#2422

95 MAY -9 PM 2:24

May 8, 1995

Alameda County Health Care Services
1131 Harbor Bay Parkway
Alameda, CA 94502

Attn: Mr. Scott Seery

RE: Unocal Service Station #6277
15803 E. 14th Street
San Leandro, California

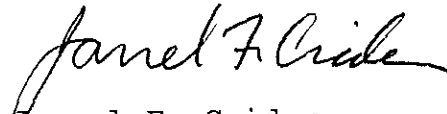
Dear Mr. Seery:

Per the request of the Unocal Corporation Project Manager, Mr. David J. Camille, enclosed please find our report (MPDS-UN6277-06) dated April 28, 1995 for the above referenced site.

Should you have any questions regarding the reporting of data, please feel free to call our office at (510) 602-5120. Any other questions may be directed to the Project Manager at (510) 277-2335.

Sincerely,

MPDS Services, Inc.



Garrel F. Crider

/jfc

Enclosure

cc: Mr. David J. Camille

KEI-P89-0301.P5
July 27, 1993

PROPOSAL TO
UNOCAL CORPORATION
for the
Unocal Service Station #6277
15803 E. 14th Street
San Leandro, California

GROUND WATER MONITORING, SAMPLING, AND ANALYSIS

INTRODUCTION

Per the recommendations described in Kaprealian Engineering, Inc's. (KEI) report (KEI-P89-0301.QR14) dated July 27, 1993, KEI proposes the following work plan.

PROPOSED TASK

1. Monitor all existing wells on-site on a quarterly basis. Record the elevation of the water table and any abnormal conditions noted during inspection, including the presence of free product.
2. Purge and sample ground water from all monitoring wells on a quarterly basis, and analyze for total petroleum hydrocarbons (TPH) as gasoline, and benzene, toluene, ethylbenzene, and xylenes. In addition, ground water from well MW3 will be analyzed for EPA method 8010 constituents on an annual basis. Prior to sampling, the water table elevation will be recorded as well as the presence of any free product or sheen.
3. Prepare quarterly technical reports summarizing the field activity water sampling and analyses with discussion and recommendations.

The purging of ground water and sampling should continue for one year. This proposed monitoring and sampling program should be re-evaluated after 12 months.

Unocal Corporation
2000 Crow Canyon Place, Suite 400
P.O. Box 5155
San Ramon, California 94583
Telephone (510) 867-0760
Facsimile (510) 277-2309

UNOCAL 76

June 3, 1993

Mathew and Ella Coelho
18616 Hwy 33 East
Dos Palos, CA 93620-9620

SWRCB Invoices

Unocal Service Station #6277
15803 East 14th Street
San Leandro, CA 94578

Northern Region
Corporate Environmental
Remediation & Technology

Dear Mr. and Mrs. Coelho:

The purpose of this letter is to follow up on invoices which you recently received from the State Water Resources Control Board (SWRCB).

The environmental work at the subject service station is an active case in the Local Oversight Program (LOP). Under the LOP, the Alameda County Public Health Department (ACPHD) oversees the investigation and remedial work required. ACPHD bills the SWRCB for the direct and indirect costs associated with the oversight. The SWRCB then seeks reimbursement from the responsible party.

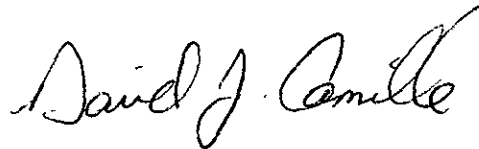
I have attached a copy of the an invoice received by Unocal for the subject site. Please note that the both of you are named as a potential responsible party whereas Unocal is not. I have contacted the SWRCB to have Unocal listed as a responsible party on all future invoices. Because property owners can be listed as potential responsible parties under State and Federal law, you will continue to receive SWRCB invoices.

Unocal has assumed responsibility for the environmental investigation at the service station site as directed by the ACPHD. Any future invoices which you receive from the SWRCB should be for your information only as Unocal will be responsible for paying the full amount.

Mr. and Mrs. Coelho
June 3, 1993
Page 2

If you need further clarification on the Local Oversight Program and cost recovery, please call Scott Seery of the ACPHD at (510) 271-4320, or Lori Casias of the SWRCB at (916) 227-4325, or myself at (510) 277-2335.

Sincerely,

A handwritten signature in cursive script that reads "David J. Camille". The signature is written in black ink and is positioned above the printed name and title.

David Camille
Environmental Engineer
Unocal Corporation

Attachments

cc: N. P. Mead (w/o)
Scott Seery, ACPHD (w/o)



93 112-2 1112:1,4

February 11, 1993

Mr. Jack L. Cierely
Unical Real Estate Division
Unicl Corporation
1201 West 5th Street
P.O. Box 7600
Los Angeles, Ca 90051

Re: LICENCE AGREEMENT

Lot adjacent to
Unical Service
Staion #6277
15803 East 14th Street
San Leandro, Ca

Dear Mr Cierely:

Enclosed is the executed copy of the licence agreement. I have retained the other for my files.

As soon as the drilling is scheduled, please notify me so that I can alert the Resident Manager and tenants of Hamlet Apartments.

Thank you for your cooperation.

Sincerely,

Paul B. Andrew, CPM
RECEIVER

cc: David Camille, Environmental Engineer, Unical
Bill Weir, Esq.
Margaret Veglia, Esq.
Michael J. George
Jo Lynn Lambert, Esq.
Scott O. Seery, Alameda Coutny Health Department



January 14, 1993

STID 2422

03 JAN 14 09:03 AM

Mr. David J. Camille
Environmental Engineer
Unical Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, Ca 94583

Re: Unical Station # 6277, Hamlet Apartments

Dear David:

The lender on the Hamlet Apartments is quite concerned about contamination. As mentioned, please forward me your draft of the Licence Agreement as soon as possible. I would even be willing to come by tomorrow so that we can get the tests started in a timely manner.

Thank you for your cooperation.

Sincerely,

Paul B. Andrew, CPM, Receiver

cc: Scott O. Seery, Alameda County Health Care Service Agency
cc: Michael George
William Weir, Esq.
Jo Lynn Lambert

Penny -

The property (Ass. Parcel # 80C-500-6) is in receivership. It is managed during the interim by Andrew Associates, 111 Pine St., Ste. 950, S.F. 94111 (415-391-2050). Cherlyn Grant is the contact there.

Traveler's Realty Investment Co., 2121 N. Calif. Blvd., Ste. 1000, P.O. Box 8161, Walnut Creek 94596-8161, is presently "negotiating" with Lincoln Property Company regarding the pending (?) foreclosure.

Lincoln Property Company's contact is now Gloria Espina (415-571-2250) in Foster City.

The contact at Traveler's is Michael George (510-746-0317); Margaret Veglia is the attorney (Travel.) handling the property / foreclosure issue (746-0333).

I would suggest that these folks be contacted.

Scott

Unocal Refining & Marketing Division
Unocal Corporation
2000 Crow Canyon Place, Suite 400
P.O. Box 5155
San Ramon, California 94583
Telephone (510) 867-0760

UNOCAL 76

FACSIMILE COVER SHEET

TO: Scott Seery

COMPANY: Alameda County

FAX NO.: 569-4757

DATE: 9/18/92

FROM: Penny Sifer

PHONE NO.: 277-2320

REGARDING: 6277 off-site access

277-
2335

4 PAGES INCLUDING COVER

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 2422

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

January 6, 1993

Mr. Dave Camille
Unocal Corporation
2000 Crow Canyon Place, Ste. 400
P.O. Box 5155
San Ramon, CA 94583

RE: UNOCAL STATION #6277, 15803 E. 14TH STREET, SAN LEANDRO

Dear Mr. Camille:

Thank you for the recent submittal of the December 17, 1992 Kaprealian Engineering, Inc. (KEI) revised work plan for the installation of additional off-site wells. This document modifies a prior KEI work plan dated July 23, 1991.

The referenced December 17, 1992 work plan has been approved as submitted. Please inform this office once the off-site access agreement has been signed by all affected parties, and field work is slated to begin.

Please call me at 510/271-4530, or -4320, should you have any questions.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
John Jang, RWQCB
Jim Ferdinand, Eden Consolidated Fire Protection District
Paul Andrews, Andrews and Associates
Matthew Coelho
Ed Howell - files

TheTravelers
Realty Investment
Company

2121 N. California Boulevard, Suite 1000
P.O. Box 8161
Walnut Creek, California 94596-8161
415 746-0394

October 20, 1992

VIA US MAIL

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
80 Swan Way, room 200
Oakland, California 94621

**RE: Unocal Station #6277
15803 E. 14th Street, San Leandro, CA, STID 2422**

Dear Mr. Seery:

As you know from our conversation, we are in receipt of your letter dated September 18, 1992.

The Hamlet Apartments project is the principal asset of a lawsuit pending in the U.S. District Court, Northern District of California, entitled The Phoenix Insurance Co. v. Lincoln Hamlet Associates, Ltd., et al., Action No. C 92 1018 VRW. A receiver, Mr. Paul Andrew, has been appointed by the Court in the action to take possession of and manage the project.

At this time, Mr. Andrew has the right to possession and actually has possession of the project. Any inquiries with regard to access to or permission to install monitoring wells on the project site should be directed to him. You may contact Mr. Andrew at Andrew Associates, 111 Pine Street, Suite 950, San Francisco, CA 94111, (415) 391-2050.

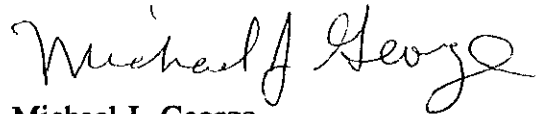
The License Agreement between Unocal and Lincoln Property Company appears to set forth most of the necessary and reasonable protections for a land owner who is facing a request such as is being made. The Travelers will most likely support the receiver in whatever agreement he reaches with the Agency.

92 OCT 21 10:10

Scott O. Seery, CHMM
October 20, 1992
Page 2

Please call me if you have any questions.

Very truly yours,

A handwritten signature in cursive script that reads "Michael J. George". The signature is written in dark ink and is positioned above the typed name.

Michael J. George
(510) 746-0342

cc: Paul B. Andrew, Receiver
Jo Lynn Lamert, Esq.
Sue Mcpeak
Margaret M. Veglia, Esq.
William J.A. Weir, Esq.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



Espina

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

September 18, 1992

Matthew and Ellamae Coelho
18616 Highway 33 East
Dos Palos, CA 93620-9620

Ms. Gloria Espina
Lincoln Property Company N.C., Inc.
101 Lincoln Center Drive
Foster City, CA 94404-1167

Mr. Michael George
Traveler's Realty Investment Company
2121 N. California Boulevard, Ste. 1000
Walnut Creek, CA 94596-8161

RE: UNOCAL STATION #6277, 15803 E. 14TH STREET, SAN LEANDRO
STID 2422

Dear property owners and managers:

As you may or may not be aware, an environmental investigation has been in progress at the referenced Unocal service station since early 1989. The investigation was warranted as a result of an unauthorized release of petroleum products from the underground storage tank (UST) system or systems discovered during closure of these tanks during March 1989.

A preliminary site assessment (PSA) was conducted during May through June 1989. The PSA included the installation and sampling of four (4) ground water monitoring wells at the site. The results of this work verified that both ground water and soil beneath the site had been impacted by the noted unauthorized release(s).

Gradient calculations performed during the past 2.5 years confirm that, by and large, ground water appears to flow towards the northwest across the site, in the direction of The Hamlet Apartments, Assessors's Parcel # 80C-500-6. Concentrations of contaminants found in water sampled from those wells furthest downgradient of the former USTs and closest to the noted parcel, MW-1, -2A, and -3 (see accompanying map and chemical data), indicate that contaminants have likely migrated off-site in the direction of The Hamlet Apartments.

Coelho, Espina, and George
RE: 15803 E. 14th Street, San Leandro
September 18, 1992
Page 2 of 2

Unocal quickly recognized the need to begin evaluating potential off-site impacts in early 1990. Since April 1990, Unocal has been attempting to gain access to the referenced adjoining parcel to expand their investigation. To date, no such access has been allowed.

In correspondence from this office dated May 6, 1992 (enclosed), Unocal was directed to expand their investigation onto the referenced parcel. Unocal responded by again requesting access to the referenced parcel. Attached are two Unocal letters addressed to the Coelho's, dated June 17 and August 4, 1992, which outline their request for site access.

Please be advised that should an agreement not soon be reached between the parties involved in this issue, this case will be referred to the Regional Water Quality Control Board (RWQCB) for action. The RWQCB, pursuant to their authority under Section 13267 of the California Water Code, will require the party or parties responsible for the referenced parcel to conduct their own investigation, **at their expense**. Failure to meet RWQCB investigation and reporting schedules could result in the imposition of fines of up to \$1,000 per day of delinquency.

Within 30 days of the date of this letter, this Department will expect to be informed by Unocal that a License Agreement for site access has been signed. Should such an agreement not be reached within this time frame, this aspect of the case will be turned over to the RWQCB for action.

Please feel free to contact me at 510/271-4530 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

enclosures

cc: Gil Jensen, Alameda County District Attorney's Office
Rich Hiett, RWQCB
Jim Ferdinand, Eden Consolidated Fire District
Penny Silzer, Unocal Corporation
Ed Howell - files

Unocal Refining & Marketing Division
Unocal Corporation
2000 Crow Canyon Place, Suite 400
P.O. Box 6156
San Ramon, California 94583
Telephone (510) 867-0760

UNOCAL 76

FACSIMILE COVER SHEET

TO: Scott Seery
COMPANY: Alameda County
FAX NO.: 569-4757
DATE: 9/18/92
FROM: Penny Silber
PHONE NO.: 277-2320
REGARDING: Off site access s# 6777.

23 PAGES INCLUDING COVER



KAPREALIAN ENGINEERING, INC.

Consulting Engineers

P.O. BOX 996 • BENICIA, CA 94510

(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581

February 2, 1990

Unocal Corporation
2175 N. California Blvd., #650
Walnut Creek, California 94596

Attn: Mr. Tim Ross

RE: Off-Site Permission for
AP# 80C-500-6 Site Adjacent to
Unocal Service Station #6277
15803 East 14th Street
San Leandro, California

Dear Mr. Ross:

Per your request, enclosed please find a sketch of the above referenced site showing the location of the proposed off-site monitoring well MW5, and a well schematic showing the construction of a monitoring well. The off-site property owner appears to be Mr. Coelho Matthew, the dealer/owner of the Unocal Service Station.

Should you require further information, please do not hesitate to call me at (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.

Christina L. Lecce

cll\TRSL

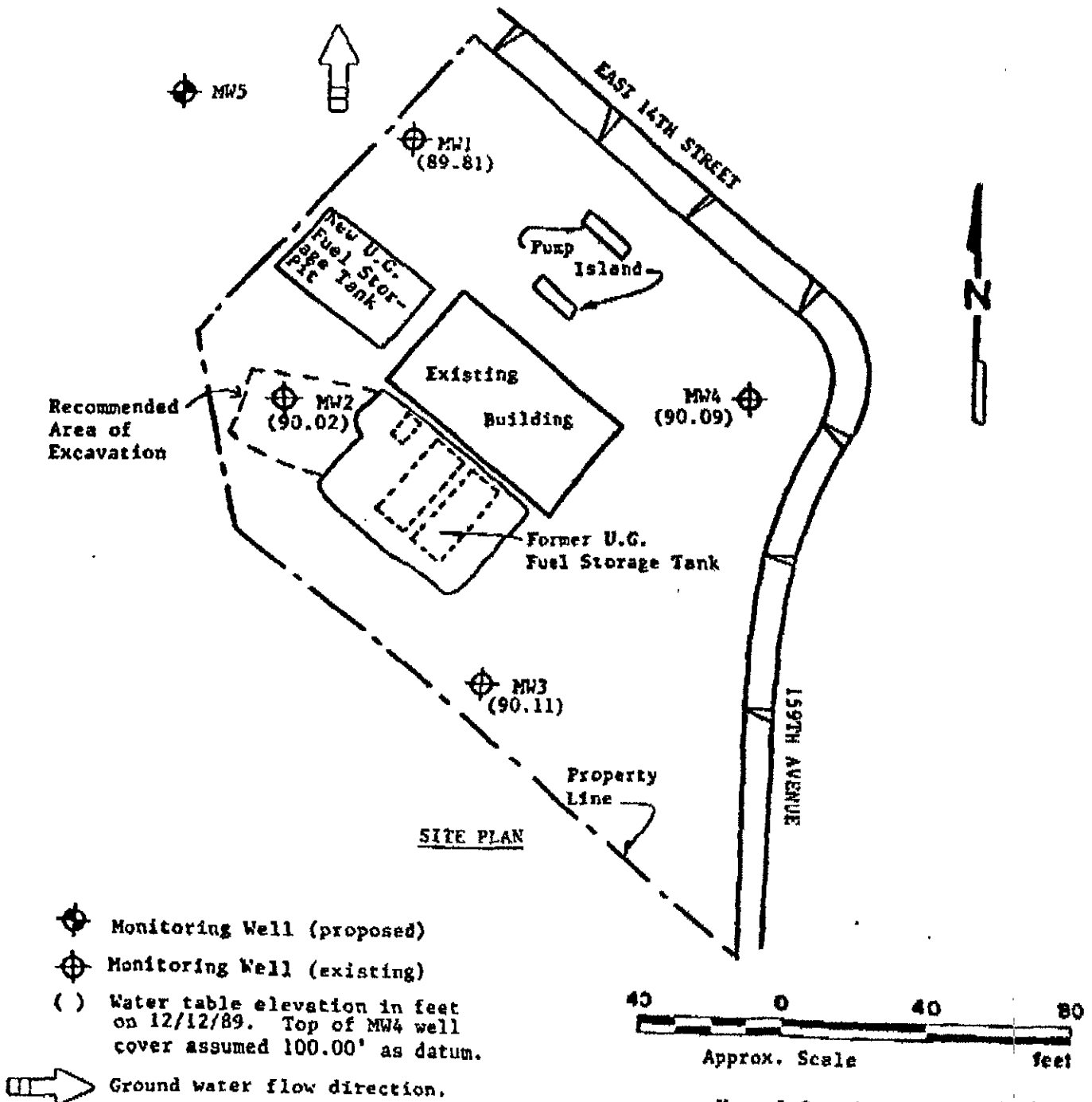
Enc.



KAPREALIAN ENGINEERING, INC.

Consulting Engineers

P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581

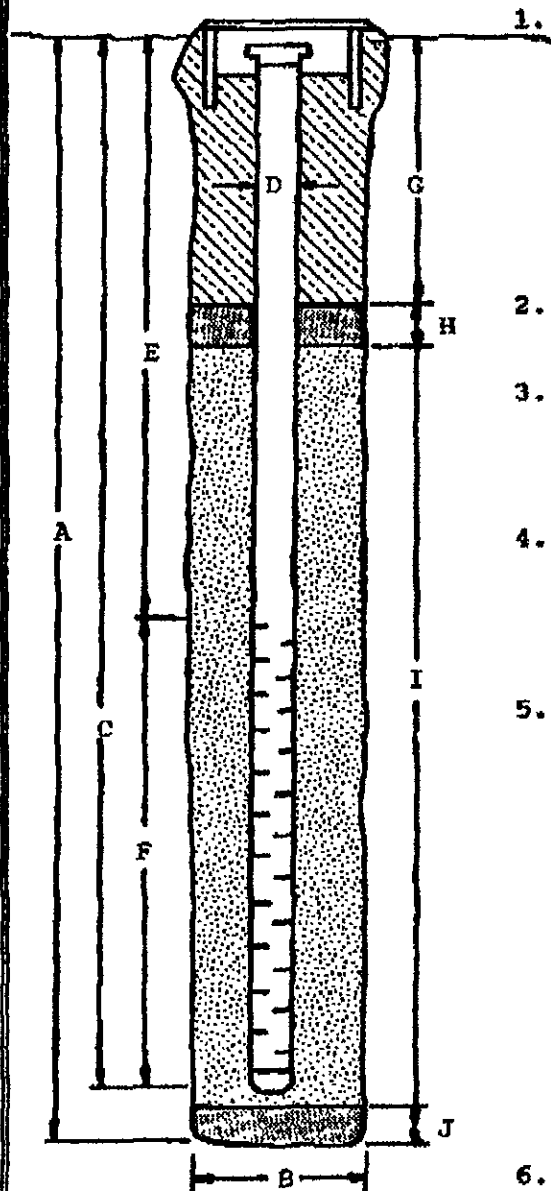


Unocal Service Station #6277
15803 East 14th Street
San Leandro, California

**WELL COMPLETION DIAGRAM
(SCHEMATIC)**

Flush-mounted Well Cover

WELL DETAILS*



1. Well will be terminated 10 to 15 feet into first ground water unless a five foot thick aquitard is encountered below the water table, in which case the aquitard will be backfilled with bentonite pellets and the well terminated at the top of this aquitard [A].
2. Boring diameter [B] is 9 inches for 2 inch wells and 12 inches for 4 inch wells.
3. Perforated interval [F] will extend from bottom of casing to five feet above first ground water table (unless water <5 feet deep).
4. Schedule 40, PVC casing, 2 inch in diameter [D], will be used [C]. Screen is 0.020 or 0.010 inch factory machined slots, depending on filter pack grain size.
5. Filter pack will be placed from bottom of casing to two feet above perforated interval [I]. (Bottom seal [J] is not installed unless required.) Two feet of bentonite [H] will be placed above the filter pack. Concrete grout [G] will be placed from top of bentonite seal to the surface (unless modified due to shallow water). Blank casing [E] will extend from the top of the perforated casing to the top of the hole.
6. The well will be installed with a waterproof cap, padlock and a flush-mounted well cover.

* See text for additional information.

Unocal Refining & Marketing Division
Unocal Corporation
2175 North California Blvd., Suite 650
Walnut Creek, California 94596
Telephone (415) 945-7676

UNOCAL 

April 10, 1990

Northern Division

Matthew and Ellama Coelho
P.O. Box 102
Dos Palos, California 93620

Service Station 6277
14th Street & 159th Street
San Leandro, California

Dear Mr. & Mrs. Coelho:

As you have been notified by separate letter, Unocal is currently doing on-site investigation and analysis regarding the contamination found at the subject location.

Our environmental consultant has advised that they need to drill an additional monitoring well on your property immediately adjacent to the service station property. A drawing is attached.

If you agree to Unocal having a monitoring well drilled on your adjacent property, please acknowledge in the space provided below and return the original of this letter in the enclosed self addressed envelope.

If you have any questions, don't hesitate to contact me at (415) 945-7676.

Sincerely,

Marie E Wilson

Marie E. Wilson
Real Estate Representative

MEW/srg
Attachments
cc: R. E. Bock

Acknowledged this _____
day of April, 1990

Matthew Coelho

Ellama Coelho

Unocal Refining & Marketing Division
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, California 94583
Telephone (415) 277-2300

UNOCAL ⁷⁶

August 15, 1990

Northern Division

Mr. Dean Henry
Lincoln Property Company
101 Lincoln Center Drive, 5th Fl.
Foster City, California 94404

Unocal Service Station No. 6277
14th/159th
San Leandro, California

Dear Henry:

As you have been notified by separate letter, Unocal is currently doing on-site investigation and analysis regarding the contamination found at subject location.

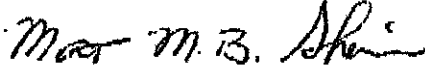
Our environmental consultant has advised us that they need to drill an additional monitoring well on your leasehold property immediately adjacent to the service station as shown on the enclosed sketch. This well would be monitored on a quarterly basis for a one year period at which time it would be back filled and abandoned.

Unocal agrees to hold you and your tenant harmless from any claims or damages caused as a result of our actions.

If you agree to Unocal having a monitoring well drilled on this property, please acknowledge in the space provided below and forward the original to Mr. and Mrs. Coelho for their signatures.

Should you have any questions, please do not hesitate to call me at (415) 277-2362.

Very truly yours,


M. B. Sherin
Real Estate Representative

MORT SHERIN
AUG 15 1990

Mr. Dean Henry
Page Two
August 15, 1990

Acknowledged this 25th
day of August, 1990

Lincoln Property Co.
Lessee

Matthew Coelho
Matthew Coelho
Lessor

Ellamae Coelho
Ellamae Coelho
Lessor

MBS/bsb
Enclosures

cc: Matthew and Ellamae Coelho
18616 Hwy 33
Dos Palos, California 93620-9620

LINCOLN PROPERTY COMPANY


August 27, 1990

Mr. M.B. Sherin
Real Estate Representative
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, California 94583

RE: Unocal Service Station No. 6277 - 14th/159th, San Leandro California

Dear Mr. Sherin:

Lincoln Property Company has received your August 15, 1990 letter regarding the referenced Unocal Service Station which is adjacent to property in which Lincoln has a ground leasehold interest and a residential apartment complex. In that letter you requested Lincoln's consent, as groundlessee, for the installation of one monitoring well on the property for a period of one year. We understand that the well is to be used for quarterly monitoring only. Lincoln is prepared to consent to the installation of the monitoring well based upon the following terms and conditions. If these terms and conditions, taken together with those set forth in your August 15, 1990, meet with your approval, please acknowledge this in the space provided below and forward one original to the undersigned.

Lincoln's consent is given to you solely upon the basis that you have been required by either the Alameda County Department of Environmental Health or the California Regional Water Quality Board to install a monitoring well on the property. This well shall be installed no deeper than the first aquifer (approximately 10 to 15 feet as indicated by your well completion diagram). You will be allowed to take water samples from the well on a quarterly basis and test only for the following constituents: Total Petroleum Hydrocarbons, benzene, toluene, ethylbenzene, xylene and organic lead. At all times when the well is not being tested it shall be locked. The well shall be installed in such a manner that it is flush with the ground surface and covered with a chesty box or similar apparatus. Lincoln shall have the right to approve exact location of the monitoring well and shall be given at least 72 hours written notice of the date of installation. The notice should be directed to Mr. Michael Doelger and Mr. Robert Tarasov at the address on this letterhead.

Prior to installing the well Unocal shall deliver to Lincoln, at no cost to Lincoln, copies of all reports prepared by or on behalf of Unocal with respect to the release of contaminants at Unocal Service Station No. 6277 which release has occasioned the need for this investigation. Unocal shall also provide Lincoln with copies of all reports generated by Unocal subsequent to the installation of the monitoring well with respect to this release on a timely basis at no cost to Lincoln.

Unocal shall reimburse Lincoln for Lincoln's legal and consulting fees related to this request for consent and any subsequent monitoring or review up to an amount of \$1,000.

Mr. M.B. Sherin
August 27, 1990
Page 2

Prior to commencing the monitoring well installation, Unocal shall provide Lincoln with a certificate of liability insurance with respect to Unocal's work on the property in an amount not less than One Million Dollars (\$1,000,000), combined single limit. The certificate of insurance shall name Lincoln Property Company N.C., Inc., a Texas corporation, and Lincoln Hamlet Associates Limited as additional insureds.

→ Unocal agrees to indemnify, defend and hold Lincoln Property Company N.C., Inc. and Lincoln Hamlet Associates Limited harmless from any and all liens, damages and injuries related to the installation of the monitoring well, subsequent monitoring and removal of the monitoring well and restoration of the area in which the monitoring well was located.

→ The well shall be installed within 45 days of the date of this letter and shall be removed by Unocal within one year from the date of installation. Upon removal of the monitoring well, the monitoring well location shall be backfilled and abandoned in compliance with all applicable laws and Unocal shall restore the area in which the well was located to its condition prior to the installation of the well.

→ Unocal agrees to clean up or otherwise remediate, in compliance with all applicable laws, any of the hazardous or toxic wastes, materials or substances (including but not limited to petroleum products) detected by Unocal in its sampling from the monitoring well. I am forwarding your August 15, 1990 letter to the Coelhos for their signature, though Lincoln's consent is based upon the terms in this letter.

If you have any questions regarding the aforementioned, please contact me. Otherwise if you wish to proceed, please acknowledge and date this letter in the space indicated below.

Very truly yours,

LINCOLN PROPERTY COMPANY N.C., INC.,
as Manager and Agent for
LINCOLN HAMLET ASSOCIATES LIMITED

By: *Richard A. Jones*
Its: Vice President

* Indemnity -
controversial

Acknowledged and Agreed to:

Date: _____ 1990

UNOCAL CORPORATION

By: _____

Its: _____

cc: Matthew and Ellamae Coelho

LINCOLN PROPERTY COMPANY N.C., INC.



October 5, 1990

Mr. M. B. Sherin
Real Estate Representative
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

Reference: Unocal Service Station No. 6277
14th/159th, San Leandro, CA

Dear Mr. Sherin:

In accordance with paragraph four of our letter dated August 27, 1990, we are submitting herewith, a copy of the original invoice from Lakin-Spears, Attorneys at Law, for services rendered in connection with your request to install one monitoring well on the property mentioned in our letter.

Per this letter/agreement dated August 27, 1990, we will require that you reimburse Lincoln Property Company, N.C., Inc. for the full amount of the Lakin-Spear invoice prior to proceeding with your well installation.

Your prompt attention to this matter is appreciated.

Very truly yours,

LINCOLN PROPERTY COMPANY N.C., INC.


Richard A. Juarez

/sc
Enclosure

Unocal Refining & Marketing Division
Unocal Corporation
2000 Crow Canyon Place, Suite 400
P.O. Box 5155
San Ramon, California 94583
Telephone (510) 867-0760

UNOCAL 76

FACSIMILE COVER SHEET

TO: Scott Seery

COMPANY: Alameda County

FAX NO.: 569-4757

DATE: 9/18/92

FROM: Penny Singh

PHONE NO.: 277-2320

REGARDING: 6277 off site access

4 PAGES INCLUDING COVER

Unocal Refining & Marketing Division
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, California 94583
Telephone (415) 277-2300

CALL LOTS
+
return call to
Scott Miller

UNOCAL 76

December 14, 1990

Northern Division

Mr. Richard A. Juarez
Lincoln Property Company N.C., Inc.
101 Lincoln Centre Drive
Foster City, California 94404-1167

Unocal Service Station No. 6277
14th/159th, San Leandro, California

Dear Mr. Juarez:

Mr. Mort Sherin has forwarded to me two letters from Lincoln Property Company N.C., Inc. (LPC) dated August 27, 1990 and October 5, 1990 referencing Unocal Service Station No. 6277 in San Leandro, California. Specifically, these letters refer to a proposed access agreement between LPC and Unocal which would allow Unocal to install a monitoring well on adjacent property which is currently leased by LPC.

After careful review of the correspondence from LPC, we have some reservations about the proposed agreement enclosed in your 08/27/90 letter. I have enclosed an access agreement which I believe is supportive of your concerns and consistent with Unocal policy.

In addition, in reference to your October 5, 1990 letter, Unocal does not provide compensation for legal and consulting fees related to the placement of monitoring wells. Unocal will, as specified in paragraph 1 of the proposed access agreement, agree to return the property to its original condition after completion of the work.

Please review and sign the enclosed agreement and return to:

Mr. Ronald Bock
Unocal Corporation
P. O. Box 5155
San Ramon, California 94583

Should you have any questions, please feel free to contact me at (415) 277-2303.

Sincerely,

Ronald E. Bock

Ronald E. Bock
Environmental Engineer
Unocal Corporation

cc: L. E. Gold
R. L. Folda
M. B. Sherin

LICENSE AGREEMENT

AGREEMENT made this _____ day of _____, 1990 by and between Lincoln Property Company, Inc. [hereinafter "Licensor"], and Union Oil Company of California dba Unocal, with principal offices at 1201 West Fifth Street, Los Angeles, California, [hereinafter "Licensee"]; Licensor and Licensee shall sometimes hereinafter be referred to as the "Parties".

RECITALS

Licensor is the owner of a certain parcel, or parcels, of real property in the vicinity of Unocal Service Station 6277 and 15803, East 14th Street, San Leandro, California ("Subject Property");

Licensee now desires to enter the Subject Property to install one monitoring well on Licensor's property;

Licensor and Licensee desire to enter into this License Agreement so that the soil and groundwater can be assessed in relation to environmental laws and regulations;

NOW THEREFORE, in consideration of the granting of the foregoing, the mutual premises, covenants, conditions and agreements hereinafter set forth, and other good and valuable

consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. Grant of License - Licensor hereby grants to Licensee, its employees, representatives and contractors a non-exclusive license [hereinafter the "License"] to enter upon the Subject Property from time to time to drill test holes on Licensor's property and to collect water samples, if water is encountered. This License shall commence on 1 January, 1991, and shall end on 1 January, 1992, unless the parties agree in writing to extend the term of the License. Prior to the expiration of the License, Licensee shall, at its sole cost and expense, cause any excavations to be returned to the original gradient, and shall remove all equipment placed on the Subject Property, fill and level all ditches, ruts and depressions, if any, caused by the closure of the excavation operations, and remove all debris resulting therefrom.

2. Compliance with Laws - Licensee shall conduct all operations which are the subject of this License in compliance with all federal, state, and municipal statutes and ordinances, and with all regulations, orders, and directives of appropriate governmental agencies, as such statutes, ordinances, regulations, orders, and directives now exist or provide.

3. Permits - Licensee, at no cost or expense to Licensor, shall be responsible for obtaining any and all governmental permits and approvals which may be necessary for it to conduct any work or activities under this License Agreement.

4. Liens and Claims - Licensee will not permit any mechanics', materialmen's, or other similar liens or claims to stand against the Subject Property for labor or material furnished in connection with any work performed by Licensee under this License Agreement. Upon reasonable and timely notice of any such lien or claim delivered to Licensee by Licensor, Licensee may bond and contest the validity and the amount of such lien, but Licensee will immediately pay any judgment rendered, will pay all proper costs and charges, and will have the lien or claim released at its sole expense.

5. Cooperation - Licensee agrees to coordinate its activities with Licensor to minimize any impairment of access by customers or business invitees of Licensor to the Subject Property and any inconvenience to or disruption of Licensor's business on the Subject Property.

6. Indemnity - Licensee agrees that it will indemnify and hold Licensor harmless from and against any claims, demands,

actions, suits, judgments, losses, damages, costs or expenses incurred as a result of personal injury, property damage, civil penalties or fines proximately caused in whole or in part by the negligent acts or omissions of Licensee or its authorized contractors, employees and agents in conducting its activities under this License Agreement. This Indemnity is expressly conditioned on the following:

(a) In the event Licensor shall identify any matter to which this indemnity may apply or receive a notice or claim from any third party of such matter, it shall immediately, and in every case within thirty (30) days of said notice or claim, notify Licensee in writing of such matter addressed to Licensee's Law Department, 1201 West Fifth Street, Los Angeles, California 90017.

(b) Licensor shall cooperate with Licensee by allowing Licensee, its agents, representatives, contractors and consultants, prompt and ready access to the Subject Property for the purpose of investigating any matter to which this Indemnity may apply.

(c) This Indemnity extends only to liability found to have been due to Licensee's comparative fault and

shall not extend to liability for any claim, including future contamination, determined to have been due to acts or omissions of Licensor, its agents, its predecessors, successors or assigns, or any third party.

7. Notices - Any notice provided for herein or otherwise required to be given hereunder shall be given by registered mail or certified United State mail, postage prepaid, addressed to the other as set forth in the first paragraph of this License Agreement, except for the notice required to be given to Licensee as set forth in paragraph 7(a) hereof. The person and the place to which notices are to be mailed may be changed by either party by providing written notice of same to the other.

8. Assignment, Successors and Assigns - This Agreement may not be assigned by either party without the prior written consent of the other, but otherwise shall be binding upon and inure to the benefit of the Parties' respective representatives, successors and assigns.

9. Entire Agreement - This License Agreement represents the full, complete and entire agreement between the parties with

respect to the subject matter hereof, and the rights and remedies of the Parties shall be solely and exclusively those herein contained, and in lieu of any remedies otherwise available at law or in equity.

10. Governing Law - This Agreement shall be construed and interpreted and governed by and in accordance with the local law of the State of California without reference to any choice of law rules or policies which may refer the resolution of any dispute arising hereunder to the laws of any other jurisdiction.

IN WITNESS WHEREOF, the Parties have executed this License Agreement by their duly authorized representatives on the date first above written.

LIGENSOR
Lincoln Property Company, Inc.

By: _____ Date: _____
Title: _____

LICENSEE
Union Oil Company of California dba Unocal

By: _____ Date: _____
Title: _____

SS # 6277

Unocal Corporation
1201 West 5th Street, P.O. Box 7800
Los Angeles, California 90051
Telephone (213) 977-7768

UNOCAL 

Lola Ellen Gold
Assistant Counsel

23 January 1991

Scott Miller
Lakin-Spears
285 Hamilton Avenue, Fifth Floor
Palo Alto, California 94301

RE: Unocal Service Station 6277
14th/159th
San Leandro, California

Dear Mr. Miller:

With reference to our discussion on 11 January 1991 and your letter of 27 August 1990 to Mr. M. B. Sherin, I reviewed the basis upon which your client, Lincoln Property Company, will consent to provide access to its property for Union Oil Company of California, dba Unocal, (Unocal) to install one monitoring well.

We have objections to several of your client's demands. However, these matters appear muted by the specific

provision in your letter of 27 August 1990 that consent will be granted ONLY if testing has been ordered by a State or Local agency.

You state "Lincoln's consent's is given to you solely upon the basis that you have been required by either the Alameda County Department of Environmental Health or the California Regional Water Quality Board to install a monitoring well on the property."

I requested verification from our engineers as to whether we had been so ordered. We have not. As a responsible corporate citizen, we try to take a pro active course of action when we can. We try to avoid environmental problems, and if we suspect they may exist, we attempt to define and correct them before they are exasperated. Our consultant has recommended the installation of one monitoring well on your client's property.

Since your client refuses access unless Unocal is under governmental mandate, we understand that Lincoln Property Company thereby assumes full responsibility for any site assessment and remediation activities it deems appropriate.

Very truly yours,

Late Ellen Gold

UNOCAL

San Ramon, California
June 3, 1992

TO: J. E. MASON

FROM: JANE LARIS *JL*

FILE #	6277	SS	X	BP	
RPT		QM		TRANSMITTAL	
1	2	3	4	5	6 X

**OFF-SITE ACCESS REQUEST
UNOCAL SERVICE STATION #6277
15803 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA**

Your assistance is requested in obtaining off-site access for lot adjacent to service station #6277 in San Leandro to install monitoring wells. The access agreement should be for a minimum of one year and should be structured so that extensions to the agreement can be easily obtained.

All pertinent information required for the access agreement is attached, including the name and address of the property owner and a sketch showing the approximate location of the proposed wells.

Please forward the signed access agreement to the consultant upon receipt. Also, please send a copy to me for my file.

Consultant: Kaprealian Engineering, Inc.
Attention: Corrina M. Dominguez
2401 Stanwell Drive, Suite 400
Concord, California 94520

Thank you for your prompt handing.

Attachments

JAL/access.jal

cc: Penny Silzer
C. M. Dominguez - Kaprealian Engineering
Project File #6277

Unocal Refining & Marketing Division
Unocal Corporation
911 Wilshire Boulevard, Rm. 1317
Los Angeles, California 90017
Telephone (213) 977-5930

UNOCAL 

June 17, 1992

Matthew Coelho & Ella Mae Coelho
18616 Highway 33 *East*
Dos Palos, Ca 93620-9620

J. E. Mason
Manager, Real Estate Administration

RE: Access Permission
Lot northwest of
Unocal Service Station #6277
15803 East 14th St.
San Leandro, Ca.

Dear Property Owners:

As part of Unocal's continuing environmental commitment and to comply with existing laws and regulations, we will be assessing the soil and ground water beneath our site referenced above. We plan to assess the soil and ground water on adjacent property as well.

As you are an adjacent property owner, we are requesting your permission to come on your property which is northeast of the subject service station to install one ground water monitoring well.

I have enclosed:

1. A Site Vicinity Map that shows the location on your property where the proposed well would be installed.
2. A monitoring well diagram.
3. Two original License Agreements executed by Unocal that would allow Unocal employees, representatives and contractors to enter on your property to install the well. This Agreement also indemnifies the property owner.

Please sign and date one of the Agreements and return it to me in the enclosed envelope by July 7, 1992. The remaining Agreement is for your file.

Be assured that once testing is completed, we will return your property to its original condition. If you have any questions about the work we plan or the Agreement, please call me at 213/977-5930.

Matthew Coelho & Ella Mae Coelho
June 17, 1992
Page 2

Thank you in advance for your prompt attention to this matter.

Sincerely,


J. E. Mason

JEM/JLC

Enclosures

Unocal Refining & Marketing Division
Unocal Corporation
911 Wilshire Blvd., Rm.
Los Angeles, California 90017
Telephone (213) 977-5930

RECEIVED

AUG 10 1992

UNOCAL 

August 4, 1992

VIA CERTIFIED MAIL

J. E. Mason
Manager, Real Estate Administration

Matthew Coelho & Ella Mae Coelho
18616 Highway 33 *East*
Dos Palos, Ca. 93620-9620

RE: Access Permission
Lot northwest of
Unocal Service Station #6277
15803 East 14th St.
San Leandro, Ca.

Dear Property Owners:

Enclosed is a copy of my letter dated June 17, 1992 requesting permission for Unocal to come on your property to install one ground water monitoring well. Included with the letter were a site vicinity map, a ground water monitoring well diagram and two License Agreements executed by Unocal.

I had requested in the letter that you sign and date one of the Agreements and return it in the stamped envelope we provided. As of this date Unocal does not have any record of the signed copy of the License Agreement being received.

If the information I sent you was misplaced or if you need additional information regarding the work we plan, please call me at 213/977-5930. If you do not want Unocal to perform the work, I would appreciate a response in that regard as well.

Thank you in advance for your prompt attention to this matter.

Sincerely,



JEM/JLC

Enclosure

HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID #2422

May 6, 1992

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Ms. Penny Silzer
Unocal Corporation
2000 Crow Canyon Place, Suite 400
P.O. Box 5155
San Ramon, CA 94583

RE: UNOCAL STATION #6277, 15803 EAST 14TH STREET, SAN LEANDRO

Dear Ms. Silzer:

The Department is in receipt and has completed review of the February 24, 1992 Kaprealian Engineering, Inc. (KEI) report documenting work performed at the subject site from October 1991 through January 1992.

The referenced report indicates that an attempt to install an additional downgradient monitoring well (designated MW-5) failed as a result of an underground obstruction beneath the sidewalk where the boring was advanced. We understand that an additional attempt at well installation will occur in the same general area once an unobscured site for drilling is found.

Please be advised that our review of laboratory and gradient data indicates that additional (off-site) wells down- and cross-gradient (west and north) from well MW-2A are needed to assess the full extent of ground water contamination migrating from the subject site. The referenced February 24, 1992 KEI report indicates that Unocal was denied access to the adjacent private property in the past. Unocal will need to gain access to this property in the very near future for the purpose of well installations and monitoring. Please contact the undersigned to discuss this matter in more detail, including the statutory authority for allowing such access during underground storage tank investigations.

At this time, and until further notice, ground water samples collected from all wells, both present and proposed, shall be analyzed for the following waste oil constituents, in addition to those fuel compounds already being sought:

- o halogenated hydrocarbons (EPA method 601 or 624)
- o total petroleum hydrocarbons as diesel (DHS/LUFT methods)

Ms. Penny Silzer
RE: Unocal #6277, 15803 E.14th Street
May 6, 1992
Page 2 of 2

This requirement is based on the historical fluctuations in ground water gradients at the site, and "hits" noted in all wells in the past.

Please call me at 510/271-4320 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Gil Jensen, Alameda County District Attorney's Office
Rich Hiett, RWQCB
Howard Hatayama, DHS
Jim Ferdinand, Eden Consolidated Fire District

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

December 2, 1991

Mr. Ron Bock
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

RE: Unocal #6277, 15803 East 14th Street, San Leandro, CA

94578

Dear Mr. Bock:

I have reviewed your workplan/proposal dated July 23, 1991, that was prepared by Kaprealian Engineering, Inc. It is accepted. Please forward to this office within 10 days of the receipt of this letter the estimated time schedule for this work.

If you have questions, please contact me at 271-4320.

Sincerely,

Larry Seto
Sr. Hazardous Materials Specialist

cc: City of San Leandro Fire
Gil Jensen, Alameda County District Attorney's Office,
Consumer and Environmental Protection

RWQCB
Howard Hatayama, DTSC
Rafat Shahid, Assistant Agency Director, Environmental Health
Tim Ross, Kaprealian Engineering
Files



KAPREALIAN ENGINEERING, INC.

Consulting Engineers

P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581

91 MAY 28 AM 11:36

May 24, 1991

Alameda County Health Care Services
80 Swan Way, Room 200
Oakland, CA 94621

Attention: Mr. Larry Seto

RE: Unocal Service Station #6277
15803 E. 14th Street
San Leandro, California

Dear Mr. Seto:

Per the request of Mr. Ron Bock of Unocal Corporation, enclosed please find our report and proposal, both dated April 16, 1991, for the above referenced site.

Should you have any questions, please feel free to call our office at (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.

Judy A. Dewey

jad\82

Enclosure

cc: Ron Bock, Unocal Corporation



KAPREALIAN ENGINEERING, INC.
Consulting Engineers

P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581

KEI-P89-0301.P3
April 16, 1991

PROPOSAL TO
UNOCAL CORPORATION
for the
Unocal Service Station #6277
15803 E. 14th Street
San Leandro, California

GROUND WATER MONITORING, SAMPLING AND ANALYSIS

INTRODUCTION

Per the recommendations described in Kaprealian Engineering, Inc's. (KEI) report KEI-P89-0301.R8 dated April 16, 1991, KEI proposes the following work plan.

PROPOSED TASK

1. Monitor all existing wells on-site on a monthly basis. Record the elevation of the water table and any abnormal conditions noted during inspection, including presence of product and sheen.
2. Purge and sample ground water from all monitoring wells on a quarterly basis, and analyze for total petroleum hydrocarbons (TPH) as gasoline and benzene, toluene, xylenes and ethylbenzene on a quarterly basis. In addition, ground water from MW2A will be analyzed for TPH as diesel, total oil and grease, and EPA method 8010 constituents. Prior to sampling, water table elevation will be recorded as well as the presence of any free product.
3. Prepare quarterly technical reports summarizing the field activity water sampling and analyses with discussion and recommendations.

The purging of ground water and sampling should continue for nine months. This proposed monitoring and sampling program should be re-evaluated after nine months.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified Mail #P 062 128 312

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

November 16, 1990

Mr. Tim Ross
Unocal Corporation
2175 N. California Blvd., Suite 650
Walnut Creek, CA 94569

**RE: Unocal Station #6277, 15803 E. 14th St.,
San Leandro, CA 94577**

Dear Mr. Ross:

We have not received any quarterly monitoring well results from the well at the above site. Please submit within ten (10) days of the receipt of this letter, all of your monitoring wells quarterly reports from the date of installation (5/89).

If you have any questions, please contact me at 271-4320.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Seto".

Larry Seto, Senior,
Hazardous Materials Specialist

LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency

RWQCB

Charlene Williams, DOHS

Rafat A. Shahid, Assistant Agency Director, Environmental Health
Files

P 062 128 312

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to <i>Unocal Station 6277</i>	
Street and No. <i>15803 E. 14th</i>	
P.O. State and ZIP Code <i>San Leandro</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom Date and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800 June 1985

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. (Extra charge) 2. Restricted Delivery (Extra charge)

3. Article Addressed to: <i>MR. Tim Ross Unocal Corporation 2175 N. California Blvd, Ste 650 Walnut Creek CA 94579</i>	4. Article Number: <i>P062 128 312</i>
5. Signature - Address <i>X</i>	Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise
6. Signature - Agent <i>X</i>	Always obtain signature of addressee or agent and DATE DELIVERED.
7. Date of Delivery <i>NOV 27 1990</i>	8. Addressee's Address (ONLY if requested and fee paid) <i>15803 E. 14th St San Leandro</i>



KAPREALIAN ENGINEERING, INC.

Consulting Engineers

P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-6916

80 DEC -3 PM 1:29

November 28, 1990

Mr. Larry Seto, Senior
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, CA 94621

RE: Unocal Service Station #2512
1300 Davis Street
San Leandro, California

Unocal Service Station #6277
15803 E. 14th Street
San Leandro, California

Dear Mr. Seto:

This letter is in response to your letters, both dated November 16, 1990, addressed to Mr. Tim Ross of Unocal Corporation, and also to your conversation with Mr. Mardo Kaprealian on November 27, 1990.

As Mr. Kaprealian explained to you, on June 7, 1990 I received a telephone call from a female employee of the Alameda County Health Care Services instructing me to send all future San Leandro reports to the City of San Leandro, and not to Alameda County Health.

Regarding 1300 Davis Street, per our telephone conversation today, enclosed please find the only quarterly report you did not have, which is KEI-P88-1204.QR5 dated September 28, 1990.

Regarding 15803 E. 14th Street, also per our telephone conversation today, enclosed please find the quarterly reports that you did not have, which are KEI-P89-0301.QR1 dated October 30, 1989, KEI-P89-0301.QR2 dated January 16, 1990, and KEI-P89-0301.QR4 dated July 30, 1990. Please note that KEI-P89-0301.QR5 will be forthcoming.

Mr. Larry Seto
Alameda County Health Care
Services Agency

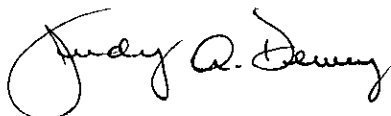
-2-

November 28, 1990

Should you have any questions regarding this matter, please do not
hesitate to call me at (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.

A handwritten signature in cursive script that reads "Judy A. Dewey". The signature is written in black ink and is positioned above the typed name.

Judy A. Dewey

jad\LS1

Enc.

cc: Ron Bock, Unocal Corporation



KAPREALIAN ENGINEERING, INC.

Consulting Engineers

P. O. BOX 913

BENICIA, CA 94510

(415) 676-9100 (707) 746-6915

June 2, 1989

Alameda County Department of
Environmental Health
470 27th Street, Room 322
Oakland, CA 94612

Attention: Mr. Larry Seto

RE: Unocal Service Station #6277
15803 East 14th Street
San Leandro, California

Dear Mr. Seto:

Per the request of Mr. Tim Ross of Unocal, enclosed please find our report dated May 5, 1989 for the above referenced site.

Should you have any questions, please feel free to call our office at (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.

Judy A. Dewey

Enclosure

cc: Tim Ross, Unocal



KAPREALIAN ENGINEERING, INC.

Consulting Engineers

P. O. BOX 913

BENICIA, CA 94510

(707) 746-6915

KEI-P89-0301.P2

June 19, 1989

PROPOSAL TO
UNOCAL CORPORATION
for the
Unocal Service Station #6277
15803 E. 14th Street
San Leandro, California

GROUND WATER MONITORING, SAMPLING AND ANALYSIS

INTRODUCTION

Investigation of the ground water conducted in May and June, 1989 at the referenced site showed the presence of detectable levels of benzene in all wells. Per our recommendations described in KEI's report KEI-P89-0301.R6 dated June 19, 1989, Kaprealian Engineering, Inc. (KEI) proposes the following work plan to document the non-detectable levels of hydrocarbon throughout a complete hydrologic cycle.

PROPOSED TASK

1. Purge all monitoring wells on-site on a monthly basis. Record the elevation of the water table and any abnormal conditions noted during inspection, including presence of product and sheen.
2. Purge and sample ground water from all monitoring wells on a quarterly basis, and analyze for total petroleum hydrocarbons (TPH) as gasoline and benzene, toluene, xylenes and ethylbenzene (BTX&E) on a quarterly basis. In addition, ground water from MW2 (adjacent to the waste oil tank), will be analyzed for TPH as diesel, total oil and grease, and 601 constituents. Prior to sampling, water table elevation will be recorded as well as the presence of any free product.
3. Prepare quarterly technical reports summarizing the field activity water sampling and analyses with discussion and recommendations.

The purging of ground water and sampling should continue for 12 months. This proposed monitoring and sampling program should be re-evaluated after 12 months.



KAPREALIAN ENGINEERING, INC.

Consulting Engineers

P. O. BOX 913

BENICIA CA 94510

(415) 676-9100 (707) 746-6915

CHAIN OF CUSTODY

SAMPLER: [Signature]
(Signature)

DATE/TIME OF COLLECTION: 5-24-89

TURN AROUND TIME: Regular

SAMPLE DESCRIPTION AND PROJECT NUMBER:

Unocal/San Leandro/E. 14th Street + 159th Avenue

SAMPLE #	ANALYSES	GRAB OR COMP.	NUMBER OF CONTAINERS	SOIL/WATER
MW-1-(5)	TPH-G/BTX&E	G	1	S
MW-1-(10)	TPH-G/BTX&E	G	1	S
MW-2-(5)	TPH-G/BTX&E / TPH-D / (60) / TOG (43.1)	G	1	S
MW-2-(10)	TPH-G/BTX&E / TPH-D / (60) / TOG (43.1)	G	1	S
MW-3-(5)	TPH-G/BTX&E	G	1	S
MW-3-(10)	TPH-G/BTX&E	G	1	S
MW-4-(5)	TPH-G/BTX&E	G	1	S
MW-4-(10)	TPH-G/BTX&E	G	1	S

RELINQUISHED BY*	TIME/DATE	RECEIVED BY*	TIME/DATE
1. <u>[Signature]</u> (KEI)	10:34 5/25/89	Tom McPain	10 ³⁴ 5-25/89
2. Tom McPain	12:20 5/25/89	<u>[Signature]</u>	12:25 5-25-89
3.			

* STATE AFFILIATION NEXT TO SIGNATURE

REMARKS:

NOTE: IF REGULAR TURNAROUND, SOIL ANALYSES MUST BE COMPLETED WITHIN 14 CALENDAR DAYS OF SAMPLE COLLECTION. WATER ANALYSES MUST BE COMPLETED WITHIN 7 CALENDAR DAYS FOR BTX&E (UNLESS SAMPLE HAS BEEN PRESERVED), AND 14 CALENDAR DAYS FOR TPH AS GASOLINE; EXTRACT TPH AS DIESEL WITHIN 14 CALENDAR DAYS.

WATER RESOURCES CONTROL BOARD
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM
SITE SPECIFIC QUARTERLY REPORT
01/01/92 THROUGH 03/31/92

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
StID : 2422
SITE NAME: Bay Fair Unocal Ss #6277 DATE REPORTED : 03/27/89
ADDRESS : 15803 E. - 14th St. DATE CONFIRMED: 03/27/89
CITY/ZIP : San Leandro 94578 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: G CONTRACT STATUS: 1 EMERGENCY RESP:
RP SEARCH: s DATE UNDERWAY: 06/26/89 DATE COMPLETED: 03/03/92
PRELIMINARY ASMNT: U DATE UNDERWAY: DATE COMPLETED:
REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:
ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/10/92
LUFT FIELD MANUAL CONSID: 3hsagw
CASE CLOSED: DATE CASE CLOSED:
DATE EXCAVATION STARTED : 03/13/89 REMEDIAL ACTIONS TAKEN: ED,ET

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Mathew Coelho
COMPANY NAME:
ADDRESS: P. O. box 7600
CITY/STATE: Los Angeles, Ca 90054

RP#2-CONTACT NAME: Ron Bock
COMPANY NAME: Unocal Corporation Po Box 5155
ADDRESS: 2000 Crow Canyon Pl., 400
CITY/STATE: San Ramon, Ca 94583

2/23/87 FAX FILE

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY YES NO
 HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? YES NO

FOR LOCAL AGENCY USE ONLY:
 I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.

REPORT DATE: 03/16/89
 CASE #

SIGNED _____ DATE _____

REPORTED BY: NAME OF INDIVIDUAL FILING REPORT: Christina L. Lecce
 PHONE: (707) 746-6915
 SIGNATURE: *Christina Lecce*
 REPRESENTING: OWNER/OPERATOR REGIONAL BOARD
 LOCAL AGENCY OTHER
 COMPANY OR AGENCY NAME: Kaprealian Engineering, Inc.
 ADDRESS: 638 1/2 First Street, Benicia, CA 94510

RESPONSIBLE PARTY: NAME: Unocal Corporation UNKNOWN
 CONTACT PERSON: Tim Ross
 PHONE: (415) 9457676
 ADDRESS: 2175 N. California Blvd., #650, Walnut Creek, CA 94596

SITE LOCATION: FACILITY NAME (IF APPLICABLE): Unocal Service Station #6277
 OPERATOR: Frank Ansari
 PHONE: (415) 276-6336
 ADDRESS: 15803 East 14th Street, San Leandro, Alameda, CA 94577
 CROSS STREET: 159th Street
 TYPE OF AREA: COMMERCIAL INDUSTRIAL RURAL
 RESIDENTIAL OTHER
 TYPE OF BUSINESS: RETAIL FUEL STATION
 FARM OTHER

IMPLEMENTING AGENCIES: LOCAL AGENCY: Alameda County Health Dept.
 AGENCY NAME: CONTACT PERSON: Mary Jo Meyers-Barnes
 PHONE: (415) 271-4320
 REGIONAL BOARD: San Francisco Bay Region
 PHONE: (415) 464-1300

SUBSTANCES INVOLVED: (1) gasoline, QUANTITY LOST (GALLONS) UNKNOWN
 (2) waste oil, QUANTITY LOST (GALLONS) UNKNOWN

DISCOVERY/ABATEMENT: DATE DISCOVERED: 03/08/89
 HOW DISCOVERED: INVENTORY CONTROL SUBSURFACE MONITORING NUISANCE CONDITIONS
 TANK TEST TANK REMOVAL OTHER: Exploratory borings
 DATE DISCHARGE BEGAN: UNKNOWN
 METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY):
 REMOVE CONTENTS REPLACE TANK CLOSE TANK
 REPAIR TANK REPAIR PIPING CHANGE PROCEDURE
 OTHER
 HAS DISCHARGE BEEN STOPPED? YES NO IF YES, DATE: 03/13/89

SOURCE/CAUSE: SOURCE OF DISCHARGE: TANK LEAK UNKNOWN
 PIPING LEAK OTHER
 TANKS ONLY: CAPACITY: 2 @ 10K, 1 @ 550 gal. GAL.
 AGE: _____ YRS
 UNKNOWN
 MATERIAL: FIBERGLASS STEEL OTHER
 CAUSE(S): OVERFILL RUPTURE/FAILURE
 CORROSION UNKNOWN
 SPILL OTHER

CASE TYPE: CHECK ONE ONLY
 UNDETERMINED SOIL ONLY GROUNDWATER DRINKING WATER (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS: CHECK ONE ONLY
 SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) CLEANUP IN PROGRESS SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY)
 NO ACTION TAKEN POST CLEANUP MONITORING IN PROGRESS NO FUNDS AVAILABLE TO PROCEED EVALUATING CLEANUP ALTERNATIVES

REMEDIAL ACTION: CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)
 CAP SITE (CD) EXCAVATE & DISPOSE (ED) REMOVE FREE PRODUCT (FP) ENHANCED BIO DEGRADATION (IT)
 CONTAINMENT BARRIER (CB) EXCAVATE & TREAT (ET) PUMP & TREAT GROUNDWATER (GT) REPLACE SUPPLY (RS)
 TREATMENT AT HOOKUP (HU) NO ACTION REQUIRED (NA) OTHER (OT) Install monitoring wells

COMMENTS:



KAPREALIAN ENGINEERING, INC.

Consulting Engineers
P. O. BOX 913
BENICIA, CA 94510
(415) 676-9100 (707) 746-6915

March 14, 1989

Alameda County Department of
Environmental Health
470 - 27th Street, Room 322
Oakland, CA 94612

Attention: Mr. Larry Seto

RE: Unocal Service Station #6277
15803 East 14th Street
San Leandro, California

3/17/89
ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
OAKLAND, CALIF.

Dear Mr. Seto:

Per our phone conversation on March 14, 1989, as agreed, KEI intends to do the following work on the site:

1. Samples SW-1 and SW-2 (adjacent to the existing building) will be analyzed for total petroleum hydrocarbon (TPH) as gasoline and benzene, toluene, xylenes and ethylbenzene (BTX&E). The remaining four samples (SW-3, SW-4, SW-5 and SW-6) will not be analyzed because their locations will be excavated and new samples will be collected.
2. The remaining three walls of the fuel tank will be excavated laterally (approximately five feet), and additional soil samples will be collected from each sidewall at the soil/water interface.
3. The existing pit will be pumped and allowed to recover prior to sampling. A water sample will be collected and analyzed for TPH as gasoline and BTX&E.

NOTE: The water sample originally collected will be on hold in the laboratory because free product was floating on the water when the sample was collected.

Mr. Larry Seto

-2-

March 14, 1989

Should you have any questions regarding this matter, please do not hesitate to call at (707) 746-6915.

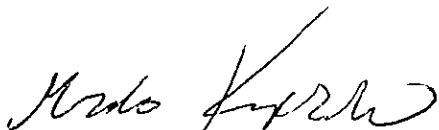
Sincerely,

Kaprealian Engineering, Inc.



Gary S. Johnson
Registered Geologist

License No. 4315
Exp. Date 6/30/90



Mardo Kaprealian
President

GSJ:MK:jad\LS

Enc.

cc: Tim Ross, Unocal



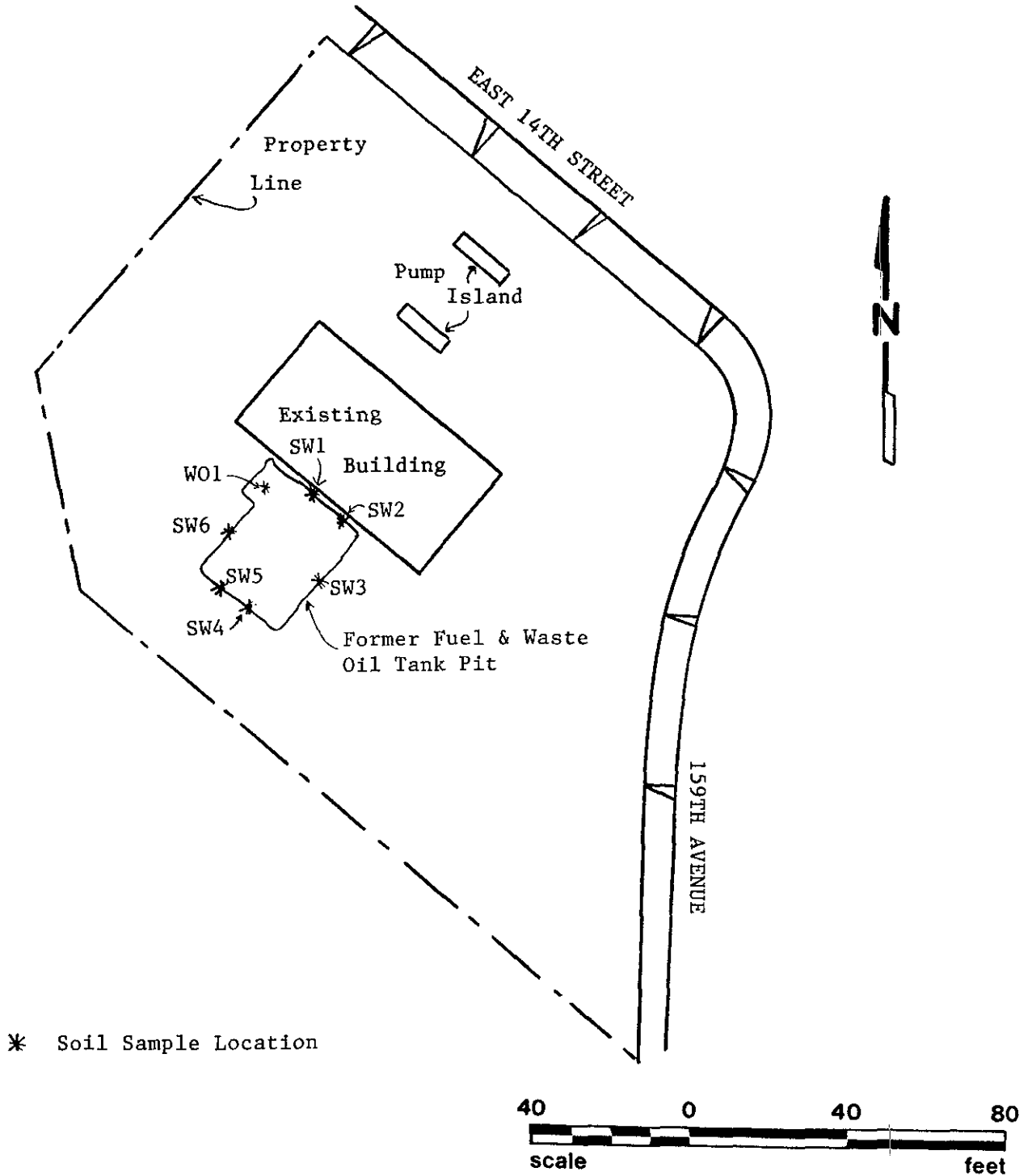
KAPREALIAN ENGINEERING, INC.

Consulting Engineers

P. O. BOX 913

BENICIA, CA 94510

(415) 676-9100 (707) 746-6915



* Soil Sample Location

SITE PLAN

Unocal Service Station #6277
15803 East 14th Street
San Leandro, California

CERTIFICATE OF INSURANCE

ISSUE DATE: 3/6/89

PERICLER

WINN & CO. INSURANCE BROKERS
 P.O. BOX 220
 HOLLISTER, CA 95024-0220

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER	A	NATIONAL UNION FIRE (AIG/DENVER)
COMPANY LETTER	B	UNITED PACIFIC (SAN JOSE)
COMPANY LETTER	C	NATIONAL UNION (CROUSE & ASSOC)
COMPANY LETTER	D	
COMPANY LETTER	E	

INSURED

PARADISO CONSTRUCTION
 P.O. BOX 6397
 OAKLAND, CA 94603

COVERAGES

THIS IS TO CERTIFY THAT POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH POLICIES.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS
A	GENERAL LIABILITY	GL5406634	2-28-88	2-28-89	GENERAL AGGREGATE \$ 1,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS COMBINED AGGREGATE \$ 1,000
	<input type="checkbox"/> LIABILITY				PERSONAL & ADVERTISING INJURY \$ 1,000
	<input checked="" type="checkbox"/> BUILDERS & CONTRACTORS PROTECTION				EACH OCCURRENCE \$ 1,000
					FIRE DAMAGE (ANY ONE FIRE) \$ 50
					MEDICAL EXPENSE (ANY ONE PERSON) \$ 10
A	AUTOMOBILE LIABILITY	BA5406635	2-28-88	2-28-89	CSE \$ 1,000
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (PER PERSON) \$
	<input checked="" type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (PER ACCIDENT) \$
	<input type="checkbox"/> SCHEDULED AUTO				PROPERTY DAMAGE \$
	<input checked="" type="checkbox"/> HIRED AUTO				PROPERTY DAMAGE \$
	<input checked="" type="checkbox"/> NON OWNED AUTOS				PROPERTY DAMAGE \$
	GARAGE LIABILITY				PROPERTY DAMAGE \$
C	EXCESS LIABILITY	BE 3052677	10-4-88	2-28-89	EACH OCCURRENCE \$ 1,000 AGGREGATE \$ 1,000
	OTHER THAN (MOTOR) VEHICLES				
B	WORKERS' COMPENSATION AND EMPLOYERS LIABILITY	WC0303496	4-01-88	4-01-89	\$ 500 EACH ACCIDENT \$ 500 DISEASE BENEFIT \$ 500 LONG TERM BENEFIT
	*California Employees Only				
A	OTHER	BA5406635	2-28-88	2-28-89	\$1,000 ded Comp \$1,000 ded Coll.
	Auto Phys Damage				

DESCRIPTION OF OPERATIONS, OCCUPATION, TRADES, RESTRICTIONS, SPECIAL ITEMS

As respects to all operations performed by the above mentioned named

CERTIFICATE HOLDER

Alameda County Environmental Health
 80 Swan Way
 Oakland, CA 94621

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES AUTHORIZED REPRESENTATIVE

John R. Williams

3/6/89

3:00 PM.

3/6/89

ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS

Larry,

Sorry I missed you, here are the items you requested before issuing approval on the plans for Unocal. Son Leandro. If possible, I would like to pick them up first thing in the morning. Please contact me as soon as possible at 562-5511. Thank You

Elizabeth
Dennaro
Paradiso Const.

Edit Save Add new Delete Reset Previous Next Quit

Site #: 95 StID#: LookUp-CONTR #:76 Site1st: 928, 2084, 5
Site Name: Unocal Station #6277 Robert H Lee & Assoc. 008, 2091, 2
Address: 15803 E. - 14th St. Address: 900 Larkspur Landing, #125
City: San Leandro Zip: 94577 City: Larkspur CA Zip: 94939
Contact: Frank Ansari Contact:
Phone #: 276-6336 Phone #: 461-8890
Code: 1
Unauthorized Release? (y/n) Y Receipt #'s: 505595, 528836, 528837
Date Project fully completed: 03/10/88
Contractor Links: 76-a

PROJ#	DATE:	RCPT#:	CHECK #:	\$AMOUNT	Type: R,I,M	#TANKS	DATE DEP COMPLETE	INSP
95A	02/25/88	505595	0377	106.00	MOD			LS
95A	02/16/89	528836	2693	663.00	R	3		LS
95A	02/16/89	528837	2692	663.00	I	3		LS

[ESC] Done [F2] Clear field [Shift-F2] Clear to end [Shift-F10] More

*Candylce has it all on
one account -
transfer for W&P acceptance.*